

AGENDA
FLATHEAD COUNTY PLANNING BOARD
March 8, 2017

The Flathead County Planning Board will meet on **Wednesday, March 8, 2017** beginning at **6:00 P.M. in the 2nd Floor Conference Room of the South Campus Building, 40 11th Street West, Ste 200** Kalispell, Montana.

Please turn off all cellular telephones.

Regular meetings may be concluded at 11:00 P.M., at the discretion of the Chair. Any agenda item not considered prior to 11:00 P.M. will be rescheduled to the next regularly scheduled meeting.

All decisions made by the Planning Board are considered recommendations and will be forwarded to the Board of County Commissioners for final action. Please check the County Commissioners page of the County website, flathead.mt.gov/commissioner/ or contact the Commissioners office at 758-5503, for the scheduled date and time of a particular item.

The Agenda for the meeting will be:

- A. Call to order and roll call
- B. Pledge of Allegiance
- C. Approval of the February 8, 2017 meeting minutes
- D. Public comment on public matters that is within the jurisdiction of the Planning Board (2-3-103 M.C.A.)
- E. Public Hearings: The Flathead County Planning Board will hold public hearings on the following agenda items. Following the hearing and Board discussion, the Board may make a recommendation to the Board of County Commissioners for final action:
 - 1. **FZTA-16-04 NW MT Association of Realtors:** A request from the Northwest Montana Association of Realtors to amend the text of the *Flathead County Zoning Regulations*. The applicants are requesting to add "Short-term Rental Housing as a conditional use in the following zones: AG-80, AG-40, AG-20, SAG-10, SAG-5, R-2.5, R-1, R-2, R-3, R-4, R-5, RC-1, RA-1, Little bitterroot Lake, West Valley, Rogers Lake, Ashley Lake, Labrant/Lindsey Lane, North fork, and Lakeside. If the amendment is adopted, Short-term Rental Housing will be allowed in these districts with an approved Administrative Conditional Use Permit. The amendment further requests to add performance standards for short-term rental housing to Chapter 4 of the *Flathead County Zoning Regulations*. Short-term Rental Housing or vacation rentals will continue to be permitted uses in the following zones: BR-2, BR-4, and CVR. **This agenda item was continued from the February 8, 2017 Planning Board Hearing. The public comment portion has been closed.**
 - 2. **FZC-16-18 Patty Seaman Homes:** A zone change request by Michael V. Seaman and Garry D. Seaman in the Evergreen Zoning District. The proposal would change the zoning on parcels containing approximately 34.09 acres from R-1 (Suburban Residential) and R-3 (One Family Residential) to R-4 (Two Family Residential). The subject properties are located at 74 West Evergreen.
- F. Old Business
- G. New Business
- H. Adjournment

Note: The next meeting will be held April 12, 2017.

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5501 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.